

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

23 MIDNIGHT CIRCUIT SOUTH MORANG VIC 3752

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$625,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$544,000

Property type

Unit

Suburb

South Morang

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

19 MIDNIGHT CIRCUIT SOUTH MORANG VIC 3752	\$650,000	26-Sep-25
12/883 PLENTY ROAD SOUTH MORANG VIC 3752	\$620,000	03-Dec-25

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 21 March 2026

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**19 MIDNIGHT CIRCUIT SOUTH  
MORANG VIC 3752**

3 2 1

Sold Price **\$650,000** Sold Date **26-Sep-25**

Distance **0km**



**12/883 PLENTY ROAD SOUTH  
MORANG VIC 3752**

3 2 1

Sold Price **\$620,000** Sold Date **03-Dec-25**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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